

RECEIVED

DEC 17 2021

ZB 2021/17

DATE OF SUBMISSION: ✓ ZONING BOARD PLANNING BOARD

RECEIVED BY: K Federico
APPLICATION NO. _____

TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: SEAN HENRY
STREET ADDRESS: 11 BUTTONWOOD DRIVE
CITY: BORDENTOWN STATE: NJ ZIP: 08505
TELEPHONE: 609-727-9189

2. OWNER NAME: SEAN HENRY
STREET ADDRESS: 11 BUTTONWOOD DRIVE
CITY: BORDENTOWN STATE: NJ ZIP: 08505
TELEPHONE: 609-727-9189

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
Starred (*) application require a public hearing with notice and legal advertisement.

<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Major Site Plan – Final	<input type="checkbox"/> Interpret zoning map or ordinance
<input type="checkbox"/> Major Sub-Prel*	<input type="checkbox"/> Conditional Use*	<input checked="" type="checkbox"/> Bulk variances*
<input type="checkbox"/> Major Sub-Final		<input type="checkbox"/> Use variances*
<input type="checkbox"/> Minor Site Plan*		<input type="checkbox"/> Informal Review
<input type="checkbox"/> Major Site Plan-Prel.*	<input type="checkbox"/> Appeal of decision of an Administrative Officer	<input type="checkbox"/> Other

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form – SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

SITE PLANNER

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

ENGINEER

NAME: JAMES E. MACCARIELLA JR.
STREET: 38 COUNTRY SQUARE LANE
CITY: MARLTON STATE: NJ ZIP: 08053
TELEPHONE: 609-560-1845
FAX: _____

ATTORNEY

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____
FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 11 BUTTONWOOD DRIVE
BLOCK NO. 166.04 LOT NO: 9

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector ✓ Secondary Local Road
 Arterial Primary Local Road

8. ZONE DISTRICTS: (Circle one)

<u>R</u> Residential	AGR	Agricultural	GM	General Manufacturing
RA Residential	HC	Highway Commercial	SM	Special Manufacturing
RB Residential	NC	Neighborhood Commercial	P	Park
RC Residential	OP	Office Park	H	Historic

9. DESCRIPTION OF PROPOSED USE

Present Use _____
Proposed Use _____
Number of Lots _____

<u>Lot Size</u>	<u>Frontages</u>	<u>Square Feet</u>	<u>Acres</u>
Required _____	_____	_____	_____
Existing _____	_____	<u>10020.6</u>	<u>0.23</u>
Proposed _____	_____	<u>10020.6</u>	<u>0.23</u>

Primary Building Setback Requirements

	<u>Front</u>	<u>One Side</u>	<u>Second Side</u>	<u>Rear</u>
Required _____	_____	_____	_____	_____
Existing _____	_____	_____	_____	_____
Proposed _____	_____	_____	_____	_____

Accessory building setback requirements (if applicable)

	<u>Side</u>	<u>Rear</u>	<u>No. of Parking Spaces & Loading</u>	<u>Off Street</u>	<u>Loading</u>
Required _____	<u>6'</u>	<u>6'</u>	Required _____	_____	_____
Existing _____	<u>N/A</u>	<u>N/A</u>	Existing _____	_____	_____
Proposed _____	<u>22.5'</u>	<u>8.4'</u>	Proposed _____	_____	_____

<u>Percent of Impervious Coverage</u>	<u>Gross Floor Area</u>	<u>Height</u>
Allowed <u>30%</u>	_____	_____
Existing <u>32.4%</u>	_____	_____
Proposed <u>35.8%</u>	_____	_____

10. UTILITIES

Public Water

Yes No
____ Will this proposal require new water supply?
____ Is there an existing municipal water connection?
____ Can an existing connection service this proposal?
____ Are additional connections required?
____ Is the municipal water supply available?
____ Has application been made for municipal sewer conn.?
____ Date _____ No. of Connections _____

Well

Yes No
____ Is there an existing well?
____ Can the existing system service this proposal?
____ Is a new well proposed?
____ Has application been made?
____ Has application been approved or denied?
____ Date _____

Municipal Sewer

Yes No
____ Will the proposal require new sewerage lines?
____ Is there an existing Municipal sewer connection?
____ Can the existing connection service the proposal?
____ Are additional sewer connections required?
____ Is sewer capacity available?
____ Has application been made for municipal sewer conn.?
____ Has application been approved or denied?

On Site Sewerage Treatment

Yes No
____ Is there an existing septic system?
____ Can the existing system service this proposal?
____ Is a new system proposed?
____ Type _____ conventional septic
____ _____ alternative sewer
____ _____ waterless covert w/gray water

<u>Gas</u>	<u>Natural Gas</u>	_____ Existing _____ Proposed	<u>Propane</u>	_____ Existing _____ Proposed
<u>Electric</u>		_____ Existing _____ Proposed		_____ Above Ground _____ Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	_____	_____	_____
2. Burlington County Soil Conservation District	_____	_____	_____
3. Burlington County Planning Board	_____	_____	_____
4. N.J. Department of Transportation	_____	_____	_____
5. _____	_____	_____	_____

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

✓ NO YES IF YES
MONTH/DAY/YEAR

TYPE OF ACTION APPROVED DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: YES (attach copy if yes)
✓ NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

RECREATIONAL USE FOR FAMILY

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____

18. AFFIDAVIT OF APPLICANT:

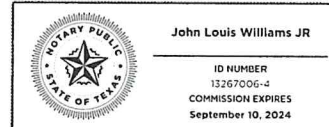
State of ~~XXXXXX~~ Texas
County of ~~XXXXXXXXXX~~ Harris

SEAN HENRY of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Sean P Henry
Applicant to Sign Here

Sworn and subscribed before me
this 16th day of December, 2021.

John Louis Williams JR
Notary Public, State of Texas
Com Exp. 09/10/2024



19. AFFIDAVIT OF OWNERSHIP:

State of ~~XXXXXX~~ Texas
County of ~~XXXXXXXXXX~~ Harris

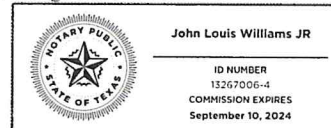
Notarized online using audio-video communication

SEAN HENRY of full age, being duly sworn according to law, on oath deposes and says, that _____ the deponent resides at 11 BUTTANWOOD DRIVE in the TOWNSHIP of BORDENTOWN in the County of BURLINGTON and in the State of NEW JERSEY that SEAN HENRY is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number _____

Sean P Henry
Owner to Sign Here

Sworn and subscribed before me
this 16th day of December, 2021.

John Louis Williams JR
Notary Public, State of Texas
Com Exp. 09/10/2024



20. AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

Notarized online using audio-video communication

To the Approving Board of the Township of Florence:

_____ is hereby authorized to make the within application.

Dated _____

Owner to Sign Here

CERTIFICATION

Date _____

I, _____, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJSA 40:55D-48.2)

Title

TOWNSHIP OF FLORENCE
VARIANCE APPLICATIONS
CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: SEAN HENRY
Location of Subject Property:
Street Address: 11 BUTTONWOOD DRIVE
Block: 166.04 Lot: 9
Date Submitted to Florence Land Use Office: _____

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: DEC 17 2021 By: K Federico

Completeness Review By (required by both): ZB 2021/17

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
_____	_____	Board Engineer	_____	_____
_____	_____	Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____ By: _____

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided

✓	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
✓	Application Form. Original and thirteen (13) copies, completed and notarized.
✓	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
✓	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
✓/A	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Waiver
Provided Requested

✓		Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
✓		A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
✓		A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
✓		A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

"d" ("USE") VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS

If your application is for or includes a "d" (use) variance the following information must be provided in addition to the submission items listed above:

Provided	Waiver Requested	
<i>rd/A</i>		A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

APPLICANT'S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 17th day of DECEMBER, 2021

Am *Ar*

**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

TAX COLLECTOR'S CERTIFICATION

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Applicant's Name, Address and Telephone Number: Sean Henry
11 Buttonwood Dr.
Bordentown NJ 08505 609-727-9189

Block/s: 166.04 Lot/s: 9

Street Address: 11 Buttonwood Dr.

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:

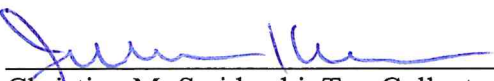
Taxes: \$

Assessments: \$

Water and/or Sewer Charges: \$

TOTAL: \$

() ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.


Christine M. Swiderski, Tax Collector
Date: 12-10-21

JULIANNA M. KLENK, CTC
ASSISTANT TAX COLLECTOR

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.



TOWNSHIP OF FLORENCE

711 BROAD STREET • FLORENCE, NEW JERSEY 08518-2323

PHONE: (609) 499-2525 • WWW.FLORENCE-NJ.GOV

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December 7, 2021

Sean Henry
11 Buttonwood Drive
Bordentown NJ 08505

Dear Sean,

I have reviewed your zoning application for a new inground pool and fence and denied it based on the impervious coverage. The allowable impervious coverage in the R zone cluster development is 30%. Your application indicates 35.8% coverage. You may file for a variance with the Zoning Board. The application is available on the Florence Township web-site.

If you have any questions, please contact me direct at 609-499-2525.

Sincerely,

Theodore Lovenduski
Administrative Assistant / Zoning Officer

FLORENCE TOWNSHIP ZONING PERMIT APPLICATION

Application Fees:

Residential/Owner Occupied: \$50.00
Commercial: \$100.00

Do Not Write in This Space

Received 12/7/21 By CH
Cash _____ Check # _____ Card _____
Application # 4540
Approved _____ Denied X Conditional _____
Reason for denial Impervious Coverage
Condition of approval _____
Signature: Theresa Lohr Date: 12-7-21

Block: 166.04 Lot: 9 Work Site Address: 11 BUTTWOOD DRIVE, BORDENTOWN
Applicant Name: SEAN HENRY Telephone # (609) 727-9189
Applicant Address: 11 BUTTWOOD DRIVE, BORDENTOWN Email: SEANPHENRY47@GMAIL.COM
Property Owner: SEAN HENRY Telephone # (609) 727-9189
Owner Address: 11 BUTTWOOD DRIVE BORDENTOWN NJ 08505
Number Street City State Zip
Description of Work: INGROUND POOL & FENCE

Prior Variance(s)? Yes _____ No ✓ Approval Date: _____ File No: _____

STRUCTURES

Ground floor area: Existing structure _____ Proposed _____ Total _____
Height of proposed structure: _____
Setbacks for proposed work: Front _____ Rear _____ Side #1 _____ Side #2 _____
Secondary Front _____ (Corner Lots)

FENCES

Fence: Type VINYL Height 6' Location FRONT/IN & SIDE/NE OF BACKYARD

POOLS

Pools: Above ground _____ Inground ✓ Distance from property line: Side 22.5' Rear 8.4'
Fence Height 6' & 4' Filter location SE CORNER OF BACKYARD, NEXT TO DEEP END OF POOL

* For permanent pools, wall of pool shall not be located less than 6' from side/rear yard or 10' from alley/easement line.
For temporary pools, setbacks are 2' from property line.

LOT CHARACTERISTICS

Lot size: Width 77' Depth 130.14 Square Footage 10,020.6

Percentage of impervious lot coverage (prevents water from passing through i.e. structures, sidewalks, driveway, pool, decks, concrete or paver patio.)

Existing Lot Coverage 3247 sq.ft + Proposed Lot Coverage 344 sq.ft = Total 3591 sq.ft 35.8%

I hereby certify that I am the owner in fee of the above property or the agent of the owner with the owner's authorization to make application on his/her behalf for the proposed work. I also agree to conform to all applicable Florence Township Codes related to this project. I certify that to the best of my knowledge the information I provided on this application and supporting documentation are true and accurate. I also understand that false or misleading information is cause to revoke the Zoning Permit in addition to any construction permits issued for this proposed work.

Owner(s) in fee: Signature: Am Ar Date: 12/7/21

FLORENCE TOWNSHIP

ZONING OFFICER'S CERTIFICATION

 X ZONING BOARD OF ADJUSTMENT PLANNING BOARD

Applicant's Name, Address and Telephone Number:

Sean Henry, 11 Buttonwood Drive, Bordentown, NJ 08505

609-727-9189

Location of Property:

11 Buttonwood Drive, Bordentown, NJ 08505

Zoning Classification:

R – Low Density Residential Zoning District

Block/s: 166.04 Lot/s: 9

Type of Variance/s Required:

Hardship Bulk X Use

Site Plan Required:

Yes No X

Site Plan Waiver Requested:

Yes No X

Relief is being sought from Section Numbers: 91-180.C(d) and any and all other sections as the board may require of the Code of the Township of Florence Land Use Chapter 91 to approve the installation of an inground pool on the property which will exceed the allowed 30% impervious coverage by 5.8%.

PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT/PLANNING BOARD AND WILL NOT EXCUSE THE APPLICANT FROM STRICT COMPLIANCE WITH THE PROVISIONS OF THE FLORENCE TOWNSHIP ZONING ORDINANCE AND THE LAND USE ACT OF THE STATE OF NEW JERSEY.

Theodore Lovenduski

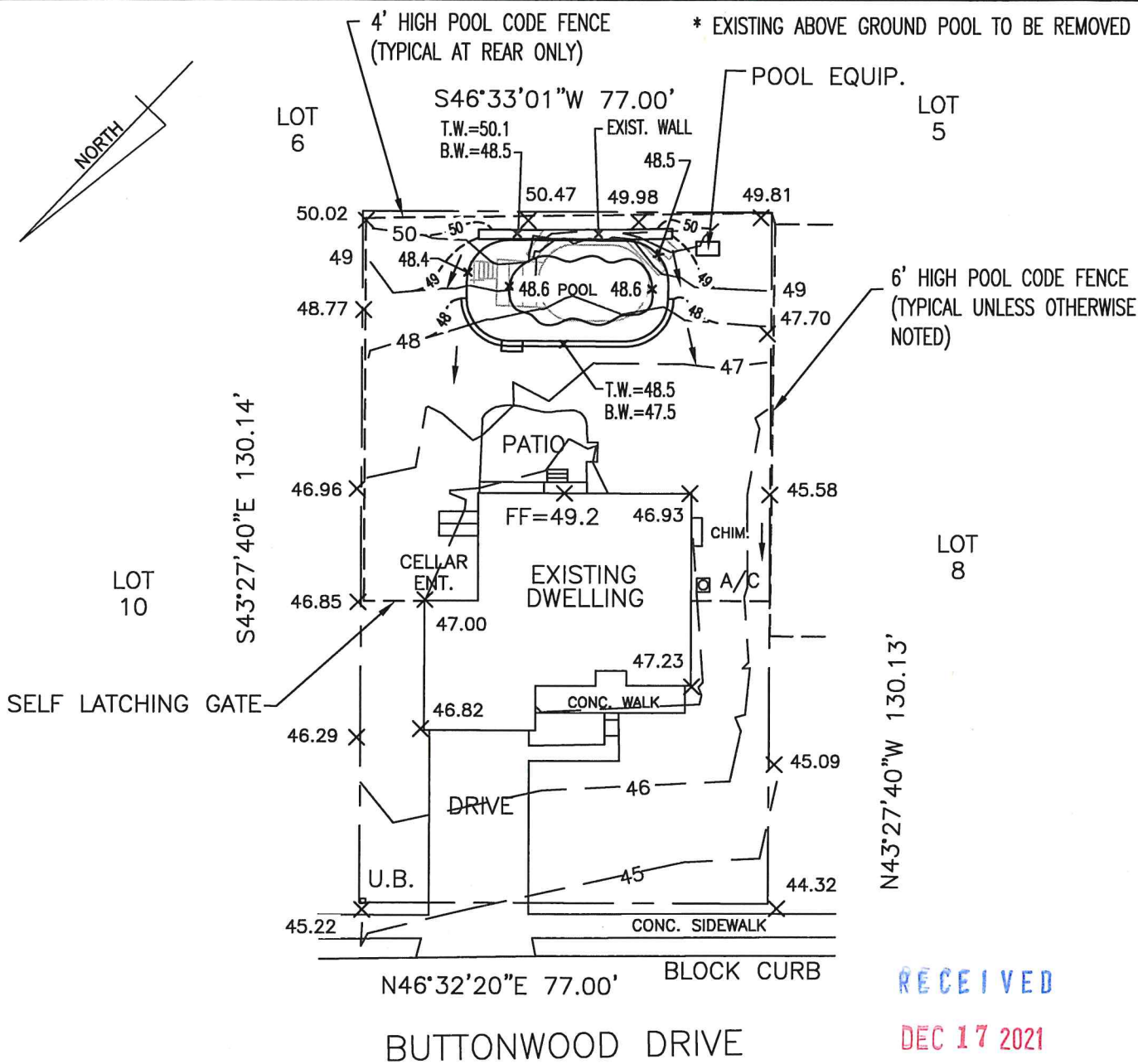
THEODORE LOVENDUSKI

Zoning Officer

12-20-21

DATE

PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.



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T.W.=TOP OF WALL ELEVATION
B.W.=BOTTOM OF WALL ELEVATION

FF EL.=49.2 (ASSUMED DATUM)
(BENCH MARK)

— = SLOPE 2% MIN.

GRADE AT BUILDING CORNERS
TO REMAIN UNCHANGED.

SURVEY INFORMATION OBTAINED FROM "BOUNDARY AND
PARTIAL TOPOGRAPHIC SURVEY, BLOCK 166.04, LOT 9
FLORENCE TOWNSHIP, BURLINGTON COUNTY"
AS PREPARED BY DAVID J. VON STEENBURG ON 10/9/20.

UPDATED TOPOGRAPHY BY DAREN LEEPER, P.L.S. ON
9/17/21.

THE CONTRACTOR IS RESPONSIBLE FOR
VERIFYING THAT THE FINAL CONSTRUCTED CONDITIONS
CONFORM TO THE INDICATED PROPOSED GRADING.

APPLICANT: SEAN HENRY

11 BUTTONWOOD DRIVE
BORDENTOWN, N.J., 08505

GRADING PLAN

LOT 9, BLOCK 166.04
FLORENCE TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

DATE: 9/21/21

SCALE: 1"=30'

James E. Maccariella Jr.

N.J. PROFESSIONAL ENGINEER LICENSE NO. 39928

JAMES E. MACCARIELLA JR.

38 COUNTRY SQUIRE LANE
MARLTON, NJ 08053 609-560-1845

REV. 11/29/21

A diagram showing a line labeled "NORTH". A point is marked on this line. A line segment is drawn from this point, perpendicular to another line, illustrating the concept of the shortest distance from a point to a line.

REV. 11/29/21